

Note: The following case(s) is/are included in this ad.

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Process No.	Applicant Name
<u>05-104</u>	<u>AUTOTRANSPORT INTERSTATE, INC.</u>
<u>05-265</u>	<u>WESTCHESTER MALL ASSOCIATES LTD. PART.</u>
<u>05-364</u>	<u>RENE MIGUEL VALDEZ</u>
<u>06-015</u>	<u>ARJOR, INC.</u>
<u>06-017</u>	<u>POWERHOUSE INVESTMENTS L. L.C.</u>
<u>06-039</u>	<u>HECTOR & GRACE GONZALEZ</u>
<u>06-076</u>	<u>SHOMA INVESTMENTS COMPANY</u>
<u>06-083</u>	<u>LUIS CHIANG</u>
<u>06-100</u>	<u>FABRICIO GUTIERREZ</u>
<u>06-116</u>	<u>BIRDSIDE CENTRE CORP.</u>
<u>06-142</u>	<u>DORAL FINANCIAL CENTER L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 7/11/06 TO THIS DATE:

HEARING NO. 06-7-CZ10-2 (05-265)

15-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: WESTCHESTER MALL ASSOCIATES LTD. PART.

(1) RU-1 & BU-2 to BU-2

(2) Applicant is requesting to permit a landscaped open space of 12.03% (14% required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Home Depot Westchester Mall," site plan as prepared by Greenberg Architects, landscaping (LA-1/LA-2) by Kimley Horn & Associates, Inc. and elevation plan by WD Partners, consisting of 4 sheets, dated stamped received 4/6/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL ONE: A portion of Block 33 and Tract D of CORAL WAY VILLAGE SECTION A, PART 5, Plat Book 65, Page 17, and: a portion of Tract C, REPLAT OF TRACT C, CORAL WAY VILLAGE SECTION A, PART 5, Plat Book 68, Page 61; being more particularly described as follows:

Commence at the southwest corner of said Tract "C," Replat of Tract "C," CORAL WAY VILLAGE SECTION A, PART 5, and run north along the west line thereof for 508'; thence N88°03'33"E for 12' to the Point of beginning of the parcel of land hereinafter described, thence north for 70.01' (said last mentioned course being coincident with the E/ly right-of-way line of S.W. 87th Avenue as taken from that certain Right-of-Way Map, Plat Book 88, Page 43; thence run N87°52'30"E for 238.03' (said last mentioned course being coincident with the S/ly boundary of Tract "C-1" and the E/ly prolongation thereof, Replat of Tract "C"); thence run north for 150'; thence run N87°52'30"E along the north line of the aforesaid Tract "C" for 964.94' to the northeast corner of said Tract "C"; thence continue N87°52'30"E along the north line of Lot 1, Block 33 of the aforementioned plat of CORAL WAY VILLAGE SECTION A, PART 5 for 74.13' feet to a Point of curvature; thence run SE/ly along a circular curve to the right having a radius of 25' and a central angle of 92°07'30" for an arc distance of 40.2' to a Point of tangency; thence run south for 784.95' to a Point of curvature; thence run SW/ly along a circular curve to the right, having a radius of 25' and a central angle of 88°03'33" for an arc distance of 38.42' to a Point of tangency; thence run S88°03'33"W for 600.89' to the southwest corner of the aforementioned Tract "D"; thence run N01°56'27"W for 102.77' (said last six courses being coincident with the boundary of Block 33 and Tract "D" respectively, said plat of CORAL WAY VILLAGE); thence run S88°03'33" along the south line of the aforementioned Tract "C" for 374.71'; thence run N01°57'07"W for 246' (said last course being coincident with the e/ly face of an existing CBS building wall and the n/ly and s/ly prolongations thereof); thence run north, parallel with the west line of said Tract "C" for 261.86'; thence run S88°03'33"W for 291.25' to the Point of beginning, lying and being in Section 15, Township 54 South, Range 40 East. AND: PARCEL TWO: All right, title and interest (being an undivided one-half interest) of, in and to the west 316' of the south 30' of Tract "C" (distances mentioned herein before are as measured parallel to the west and south lines of said Tract "C") replat of Tract "C" CORAL WAY VILLAGE SECTION A, PART 5, Plat Book 68, Page 61.

LOCATION: The Southwest corner of S.W. 84 Avenue & S.W. 24 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 19.26 Acres

RU-1 (Single-Family Residential)

BU-2 (Business – Special) [<Top>](#)

APPLICANT: AUTOTRANSPORT INTERSTATE, INC.

- (1) RU-1 to IU-1
- (2) SPECIAL EXCEPTION to permit a truck repair facility spaced less than 500' from an RU district.
- (3) Applicant is requesting to permit a building setback a minimum of 5' (15' required) from the interior side (east and west) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Mechanical Workshop for: Mr. Alfonso Hidalgo," as prepared by Orestes Lopez-Recio and dated stamped received 8/14/06 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 18 and 19, Block 7, HAMPTON PARK, Plat book 48, Page 58.

LOCATION: 10840 N.W. 22 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.323 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

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APPLICANT: RENE MIGUEL VALDEZ

(1) RU-1 to RU-5A

OR IN THE ALTERNATIVE:

(2) USE VARIANCE to permit RU-5A uses in the RU-1 zone.

Plans are on file and may be examined in the Zoning Department entitled "Proposed RU-5A Zoning for Rene Miguel Valdes," as prepared by G. J. R. Architects, consisting of 2 sheets, dated 4/22/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 4, Block 8, CORAL WAY HOMESITES, Plat book 46, Page 21.

LOCATION: 2425 S.W. 82 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.307 Acre

RU-1 (Single-Family Residential)

RU-5A (Semi-Professional Offices)

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APPLICANT: ARJOR, INC.

AU to RU-1M(a)

SUBJECT PROPERTY: The east 178.7' of Tract 11, lying in Section 10, Township 54 South, Range 39 East, J. G. HEAD'S FARMS, Plat book 46, Page 44, reserving the north 25' thereof for road purposes.

LOCATION: Lying approximately 440' east of S.W. 147 Avenue and south of theoretical S.W. 20 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.25 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

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APPLICANT: POWERHOUSE INVESTMENTS L. L.C.

(1) RU-1 & BU-1A TO BU-1A

(2) Applicant is requesting to permit a building setback 9.33' (20' required) from the rear (south) property line and setback 6.9' (15' required) from the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, request #2 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Office Building," as prepared by Tapia-Ruano, Architect, consisting of 4 sheets and dated 5/8/06. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 4-6, inclusive, Block 4, HAMPTON PARK SUBDIVISION, Plat book 48, Page 58.

LOCATION: South of N.W. 24 Street and approximately 150' west of N.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 120' x 150'

RU-1 (Single-Family Residential)

BU-1A (Business – Limited)

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APPLICANTS: HECTOR & GRACE GONZALEZ

- (1) Applicants are requesting to permit a proposed addition to a zero lot line residence setback 7.6' (10' required) from the interior side (east) property line.
- (2) Applicants are requesting to permit the zero lot line residence setback 18' (20' required) from the front (south) property line.
- (3) Applicants are requesting to permit a lot coverage of 52.1% (50% permitted).

Plans are on file and may be examined in the Zoning Department entitled "Ms. & Mrs. Gonzalez Addition," as prepared by Hector Erick Gonzalez, P. E., consisting of 3 pages and dated 1/29/06. Plans may be modified at public hearing.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(15) (Alternative Site Development Option for Single-Family Zero Lot Line Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lot 12A, Block 4, BEN-CAR SUBDIVISION, SECTION 2, Plat book 150, Page 50.

LOCATION: 9977 S.W. 27 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 55' x 81'

PRESENT ZONING: RU-1 (Single-Family Residential)

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APPLICANT: SHOMA INVESTMENTS COMPANY

GU, BU-1A, BU-2 and IU-1 to BU-3

SUBJECT PROPERTY: PARCEL 1: The east 450' of the west 480' of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 53 South, Range 40 East, LESS the north 35' and LESS the south 25' thereof; AND: The east 20' of the west 500' of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 53 South, Range 40 East, LESS the north 35' thereof and LESS the south 25' thereof; AND: The south 25' of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 53 South, Range 40 East, LESS the west 30' thereof, LESS the east 35' thereof; AND: The north 25' of the south $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 53 South, Range 40 East, LESS the west 30' and LESS the east 35' thereof. AND: PARCEL 2: The north 35' of the north $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 31, Township 53 South, Range 40 East, LESS the west 30', LESS the east 35' thereof.

LOCATION: The southeast corner of theoretical N.W. 17 Street & N.W.108 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4 Acres

GU (Interim)
BU-1A (Business – Limited)
BU-2 (Business – Special)
BU-3 (Business – Liberal)
IU-1 (Industry – Light)

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APPLICANTS: LUIS CHIANG

AU to RU-1M(a)

SUBJECT PROPERTY: The east 178.7' of the west 357.4' of Tract 20, J. G. HEAD'S FARMS, Plat book 46, Page 44.

LOCATION: Lying approximately 178' east of S.W. 145 Avenue and north of theoretical S.W. 14 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.35 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

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APPLICANT: FABRICIO GUTIERREZ

- (1) Applicant is requesting to permit an addition to a single-family residence setback varying from 9' 11" to 10' 7" (25' required) from the rear (east) property line.
- (2) Applicant is requesting to permit 2 metal picket fences with gates at a maximum height of 7' (6' permitted) along the front building line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family and Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Legalization for: Mr. Fabricio Gutierrez," as prepared by OLR Architect, dated stamped received 4/4/06 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 1, SARCO SUBDIVISION, Plat book 151, Page 52.

LOCATION: 4007 S.W. 144 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 65' x 92.5'

PRESENT ZONING: RU-1 (Single – Family Residential)

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APPLICANT: BIRDSIDE CENTRE CORP.

- (1) DELETION of Paragraph (1)(a) of a Declaration of Restrictions recorded in Official Record Book 13130, Page 4827 - 4835, as modified by Resolution #Z-85-94, reading as follows:

“(1)(a) Vehicular ingress and egress from or to the development shall be from and into Bird Road/S.W. 42nd St. and from the southernmost drive cut to S.W. 128th Avenue, as indicated on the plans submitted for the hearing. No Vehicular ingress or egress unto 129th Avenue shall be permitted.”

- (2) MODIFICATION of Condition #2 of Resolution #Z-85-94, passed and adopted by the Board of County Commissioners, and reading as follows:

FROM: “2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Birdside Centre Shopping Center,’ as prepared by J. I. Puentes & Assoc., dated stamped received July 16, 1993, except as herein modified to restrict vehicular ingress and egress from or to the development from and into S.W. 42 Street (Bird Road) and from and into the most southerly drive cut to S.W. 128 Avenue and to install curbing along the exterior of the landscaped areas adjacent to S.W. 128 Avenue and S.W. 129 Avenue for an unbroken distance running 131’± south of the northerly property line, along the S.W. 128 Avenue side of the property, and running from an unbroken distance of 129’± south from the northerly property line, along the S.W. 129 Avenue side of the property.”

TO: “2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled ‘Birdside Centre Shopping Center,’ as prepared by J. I. Puentes & Assoc., dated stamped received 6/6/06 and consisting of one sheet.”

The purpose of these requests is to allow the applicant to delete a condition prohibiting ingress and egress onto S.W. 129 Avenue and to revise the site plan to show a new driveway connection onto S.W. 129 Avenue.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

The aforementioned plan is on file and may be examined in the Zoning Department. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lots 10-13, inclusive, less the south 50’ thereof, and less that portion of said Lot 10 which lies within the external area formed by a 25’ arc concave to the northwest, tangent to the east line of the said Lot 10 and tangent to the north line of the south 50’ of said Lot 10 and less that portion of said Lot 13 which lies within the external area formed by a 25’ arc concave to the northeast, tangent to the west line of said Lot 13 and tangent to the north line of the south 50’ of said Lot 13, Block 15, J. G. HEARD’S FARMS, UNIT “A,” Plat book 46, Page 13.

LOCATION: 12801 S.W. 42 Street (Bird Road), Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.84 Acres

PRESENT ZONING: BU-1A (Business – Limited)

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APPLICANT: DORAL FINANCIAL CENTER L. L. C.

RU-1 and IU-1 to BU-2

SUBJECT PROPERTY: Lots 1-3 and 17-19, Block 1, HAMPTON PARK, Plat book 48, Page 58.

LOCATION: Lying east of N.W. 108 Avenue, between N.W. 24 Street and N.W. 25 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.82 Acre

RU-1 (Single-Family Residential)

BU-2 (Business – Special)

IU-1 (Industrial – Light)

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